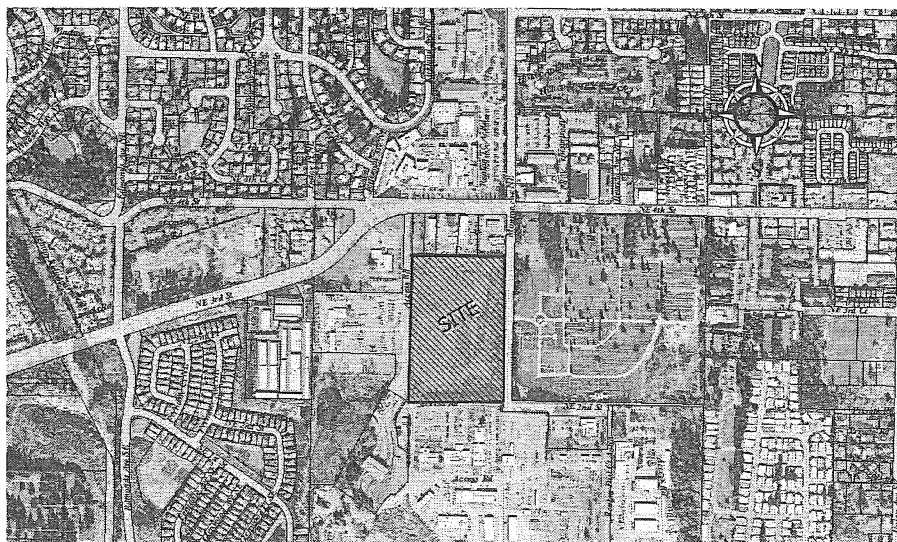


ENVIRONMENTAL REVIEW COMMITTEE REPORT

ERC MEETING DATE:	September 13, 2010		
Project Name:	Upper Balch Pit Grade & Fill		
Owner/Applicant:	Segale Properties LLC, P.O. Box 88028, Tukwila, WA 98138		
Contact:	Jami Balint, Segale Properties LLC, P.O. Box 88028, Tukwila, WA 98038		
File Number:	LUA10-056, ECF, SP		
Project Manager:	Vanessa Dolbee, (Acting) Senior Planner		
Project Summary:	<p>The applicant has requested a Special Grade and Fill permit and SEPA Environmental Review for 1 Million cubic yards of fill that would be imported into an existing sand/gravel pit. The total site area is 14.4 acres and is located at 301 Monroe Avenue NE. The subject site is zoned Residential 10 (R-10) dwelling units per net acre. The Upper Balch Pit was a permitted sand/gravel pit from 1962 to 1982. The site has been an upland fill and reclamation site since 1982. The latest approval to conduct fill & reclamation expired on July 31, 2010. The million yards of fill proposed under this application would complete the restoration of the site. A wetland reconnaissance and geotechnical report was provided with the application. Previous land use file numbers are SP-032-82, SP-033-87, LUA92-174, and LUA00-064.</p>		
Project Location:	301 Monroe Ave NE		
Exist. Bldg. Area SF:	None	Proposed New Bldg. Area (footprint):	None
		Proposed New Bldg. Area (gross):	
Site Area:	14.40 acres	Total Building Area GSF:	None
STAFF RECOMMENDATION:	<p>Staff Recommends that the Environmental Review Committee issue a Determination of Non-Significance (DNS).</p>		



Project Location Map

PART ONE: PROJECT DESCRIPTION / BACKGROUND

The applicant has requested a Special Grade and Fill Permit and Environmental Review to allow the continued filling and reclamation operation of the Upper Balch Pit. The applicant is seeking a Special Permit to fill the pit to an elevation of 325 feet Mean Sea Level (MSL) with approximately 1,000,000 cubic yards of imported fill in an estimated time frame of 10 years. The applicant has indicated that fill materials would be the same as permitted under previous permits which include clean dirt, soil, sand, gravel, and other similar clean materials; provided that rock and broken concrete smaller than 8-inches in diameter and minor organic matter may be included. The Upper Balch Pit is located on the west side of Monroe Avenue NE, just south of NE 4th Street. It is a gravel borrow pit, approximately 14.4 acres in size and about 70-feet in depth located in the Residential 10 (R-10) dwelling units per net acre zone and the Residential Medium Density (RMD) land use designation. The subject site is currently unusable and undeveloped, there are no structures or improvements on the site other than a paved haul road and a perimeter-screening fence. The applicant has not provided plans for development with this application. However, they have indicated that once the target elevation of 325 feet MSL is reached they would hydrosseed the surface and complete a new permit that would included a final reclamation plan for the final restoration and filling of the site.

The Upper Balch Pit was a permitted and authorized gravel excavation operations from 1960-1982. The subject site has been an upland fill and reclamation site since 1982, operating under Special Permits SP-032-82, SP-033-87, LUA92-174, and LUA00-064. The most recent permit LUA00-064 expired on July 31, 2010. The applicant has requested that the permit be approved for a ten-year period like the previous Special Permit LUA00-064. LUA00-064 limited truck hauling hours to 8:30 am to 3:30 pm Monday through Friday. The applicant has requested that the same haul hours be approved for this permit with the addition of limited night hauling from 10:00 pm to 7:00 am. The applicant has also requested permission to work on Saturdays and to haul on off-peak hours when fill materials is being received from projects that are required to perform work at night. However, the applicant has indicated that these "special" haul hours can be approved on a case by case basis requiring a separate proposal to be submitted to the City for approval 14 days in advance of the proposed hauling. In addition to haul hours the previous Special Permit, LUA00-064, permitted the applicant to perform work within the pit during regular permitted City work hours of 7:00 am to 8:00 pm Monday through Friday. The applicant has requested to maintain their ability to work in the pit during regular City work hours.

The subject site would be accessed off of Jefferson Avenue NE, where a gate is located on the west side of the property and a partially paved road leads into the pit. The applicant has proposed to use Monroe Avenue NE as an alternative access point, however at this time there are no entrances to the property off of Monroe Avenue NE. To the north of the site is a small commercial center including such stores as McDonald's, Renton Collision Center, and Discount Tires, to the east (across Monroe Ave NE) is the Greenwood Cemetery, to the south (across NE 2nd Street) is the City of Renton Maintenance Shops, and to the west (across Jefferson Avenue NE) is King County Roads Department facility and other King County owned properties. The applicant has indicated that any dust on the roadway and/or fill surface area would be mitigated with water. The completed project would not result in dust and/or traffic impacts however during hauling 210 trips per day could occur.

The subject site is located within the Aquifer Protection Zone 2 and contains Protected Slopes. The applicant has indicated that only approved clean fill will be imported to the subject site, which complies

with the requirements of placing fill in an Aquifer Protection Zone. Furthermore, the applicant has indicated that they will provide the City with an Abbreviated Fill Source Statement to report the source of fill material brought into the pit at such time as the fill source sites are known. The Protected Slopes located on the site were created as a result of the gravel extraction. The applicant provided a Geologic and Sensitive Areas Report prepared by GeoEngineers, dated August 2, 2010. This report indicated that the slopes at the subject site range up to approximately 70 percent and average at around 60 percent for the steeper slopes on site. The report indicates that the slopes were generally cut at or near the angle of repose and have remained reasonably stable and present no risk of the filling operation causing landslides. Furthermore, the applicant has requested a modification pursuant to RMC 4-3-050N.2.a.ii for "re-grading" of a protected slope created through previous mineral and natural resource recovery activities.

In addition to the geotechnical report the applicant provided a Wetland Reconnaissance Technical Memorandum prepared by Raedake Associates, Inc. dated July 30, 2010. Pursuant to this Memorandum, this subject site varies in vegetative cover and hydrology. This is due to the ongoing filling activity that changes the porosity of the soils that line the pit. The eastern and southern slopes of the pit contain black cottonwood, big-leaf maple, red alder as well as Himalayan blackberry, foxglove, common horsetail, and stinging nettle. The central portions of the pits contain scotch broom, Himalayan blackberry, common tansy, Canadian thistle, velvet grass, and tall fescue. The Memorandum concludes that there are no areas within the pit that exhibit wetland characteristics and the areas where some surface water exists are a result of storm drainage discharge to the site from the adjoining roadways.

Since the last filling and/or mining activity at the subject site, a number of trees have grown in the pit. The applicant has indentified 600 Alders and Douglas fir trees that are over four inches in diameter. The majority of the trees are located below the end fill elevation of 325 feet MSL therefore it is not practical to maintain these trees and fill the pit. As such, the applicant has proposed to remove all the trees on the subject site. Pursuant to RMC 4-4-130H.1.d., tree removal as a result of mineral extraction operations is exempt from the protected tree retention requirements of RMC 4-4-130, if the removal can be justified.

PART TWO: ENVIRONMENTAL REVIEW

In compliance with RCW 43.21C.240, the following environmental (SEPA) review addresses only those project impacts that are not adequately addressed under existing development standards and environmental regulations.

A. Environmental Threshold Recommendation

Based on analysis of probable impacts from the proposal, staff recommends that the Responsible Officials:

Issue a DNS with a 14-day Appeal Period.

B. Mitigation Measures

1. None required.

C. Exhibits

- | | |
|-----------|-------------------------|
| Exhibit 1 | Neighborhood Detail Map |
| Exhibit 2 | Existing Conditions |
| Exhibit 3 | Cross Sections |

Exhibit 4 Existing Trees

D. Environmental Impacts

The Proposal was circulated and reviewed by various City Departments and Divisions to determine whether the applicant has adequately identified and addressed environmental impacts anticipated to occur in conjunction with the proposed development. Staff reviewers have identified that the proposal has no probable impacts.

E. Comments of Reviewing Departments

The proposal has been circulated to City Department and Division Reviewers. Where applicable, their comments have been incorporated into the text of this report and/or "Advisory Notes to Applicant."

- ✓ **Copies of all Review Comments are contained in the Official File and may be attached to this report.**

Environmental Determination Appeal Process: Appeals of the environmental determination must be filed in writing on or before 5:00 PM, October 1, 2010.

Renton Municipal Code Section 4-8-110.B governs appeals to the Hearing Examiner. Appeals must be filed in writing at the City Clerk's office along with the required fee. Additional information regarding the appeal process may be obtained from the City Clerk's Office, Renton City Hall - 7th Floor, 1055 S. Grady Way, Renton WA 98057.

ADVISORY NOTES TO APPLICANT

The following notes are supplemental information provided in conjunction with the administrative land use action. Because these notes are provided as information only, they are not subject to the appeal process for the land use actions.

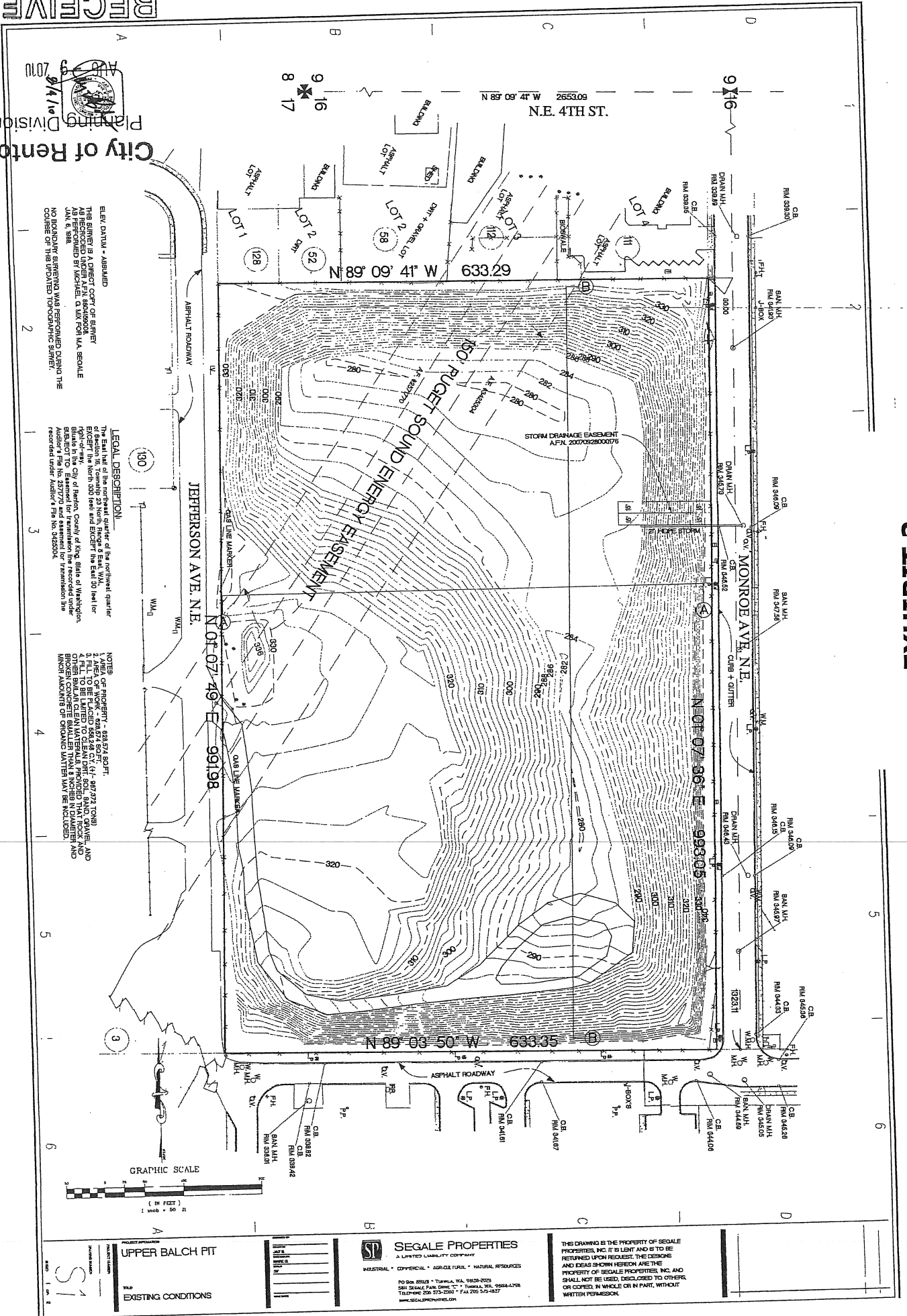
Planning:

Within thirty (30) days of completion of grading work, the applicant shall hydroseed or plant an appropriate ground cover over any portion of the site that is graded or cleared of vegetation and where no further construction work will occur within ninety (90) days. Alternative measures such as mulch, sodding, or plastic covering as specified in the current King County Surface Water Management Design Manual as adopted by the City of Renton may be proposed between the dates of November 1st and March 31st of each year. The Development Services Division's approval of this work is required prior to final inspection and approval of the permit.

Plan Review:

1. Haul hours shall be restricted to 8:30 a.m. to 3:30 p.m. unless approved in advance by the Development Services Division.
2. Temporary Erosion Control shall be installed and maintained to the satisfaction of the representative of the Development Services Division for the duration of the project.
3. Weekly reports on the status and condition of the erosion control plan with any recommendations of change or revision to maintenance schedules or installation shall be submitted by the project

Engineer of record to the Public Works Inspector. Certification of the installation, maintenance and proper removal of the erosion control facilities is required prior to Temporary Certificate of Occupancy.



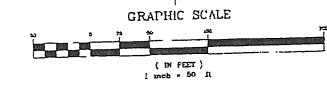
City of Renton
Planning Division

APR 17 2010

ELEV. DATUM - ASSUMED
THIS SURVEY IS A DIRECT COPY OF SURVEY
AS RECORDED IN THE PUBLIC RECORDS
AND IS NOT TO BE USED FOR ANY OTHER
PURPOSE WITHOUT THE WRITTEN PERMISSION
OF THE CITY OF RENTON.

LEGAL DESCRIPTION:
The East half of Section 22 North Range 5 East, W.L.
except the North 300 feet and except the East 50 feet for
right-of-way, City of Renton, County of King, State of Washington,
subject to Easement for transmission the recorded under
Auditor File No. 257770 and Easement for transmission the
recorded under Auditor File No. 195504.

NOTES:
1. AREA OF PROPERTY - 2.88 AC. (200 FT.)
2. ALL EASEMENTS ARE SHOWN IN RED
3. ALL TO BE PLACED ON GRAVEL, AND
4. ALL TO BE PLACED ON CLEAN MATERIALS PROVIDED THAT ROCK AND
BROKEN CONCRETE SHALL NOT BE INCLUDED.
5. MINOR ADJUSTMENTS OF BOUNDARY LINES MAY BE INCLUDED.



PROJECT INFORMATION

UPPER BALCH PIT

EXISTING CONDITIONS

DATE: 1/10

BY: S1

SEGALE PROPERTIES
A LIMITED LIABILITY COMPANY

INDUSTRIAL • COMMERCIAL • AGRICULTURAL • NATURAL RESOURCES

PO Box 2002 • Tukwila, WA 98163-2002
SE SEGAL, RAYMOND L. • TUCKER, JAMES • 206-836-4708
TELEPHONE 206-836-4708 • FAX 206-836-4707
WWW.SEGALPROPERTIES.COM

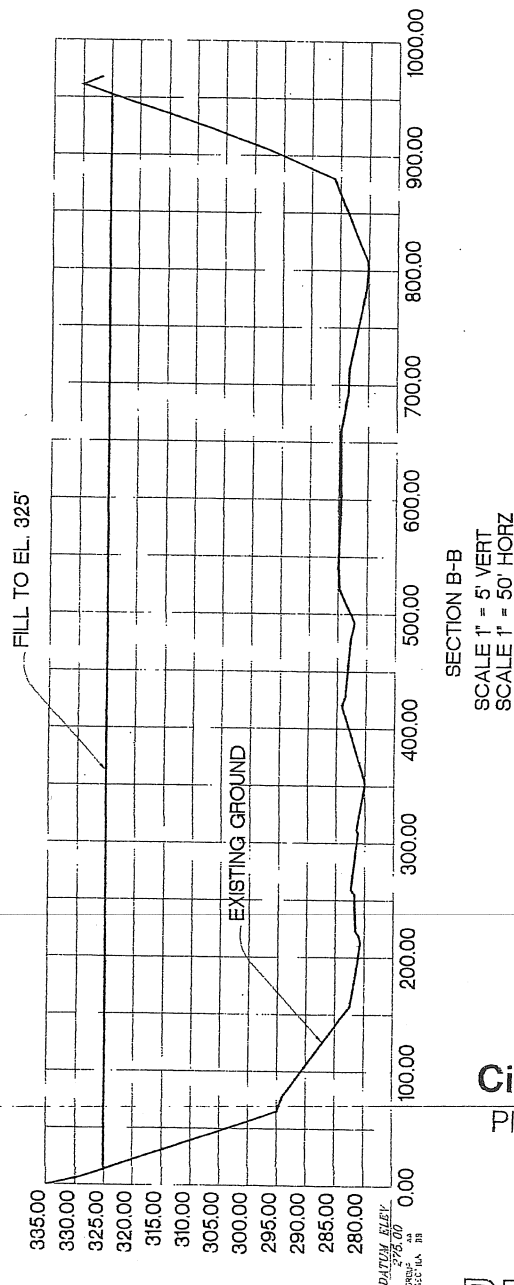
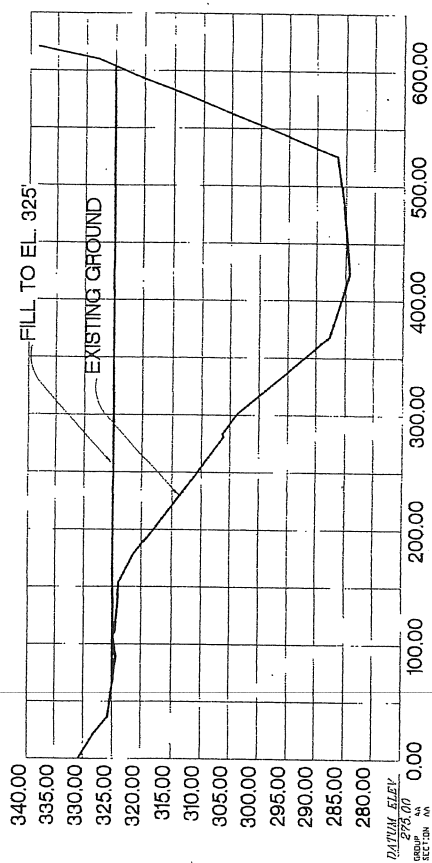
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EXHIBIT 3

City of Renton
Planning Division

AUG - 9 2010

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UPPER BALCH PT.
CROSS SECTIONS

SEGAL PROPERTIES
A LIMITED LIABILITY COMPANY
INDUSTRIAL - COMMERCIAL - AGRICULTURAL - RESIDENTIAL
NO. 1000 1ST AVENUE, SUITE 100, SEATTLE, WA 98101
TEL: 206.461.1234 FAX: 206.461.1235
WWW.SEGALPROPERTIES.COM

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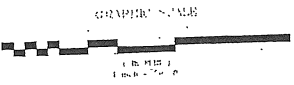
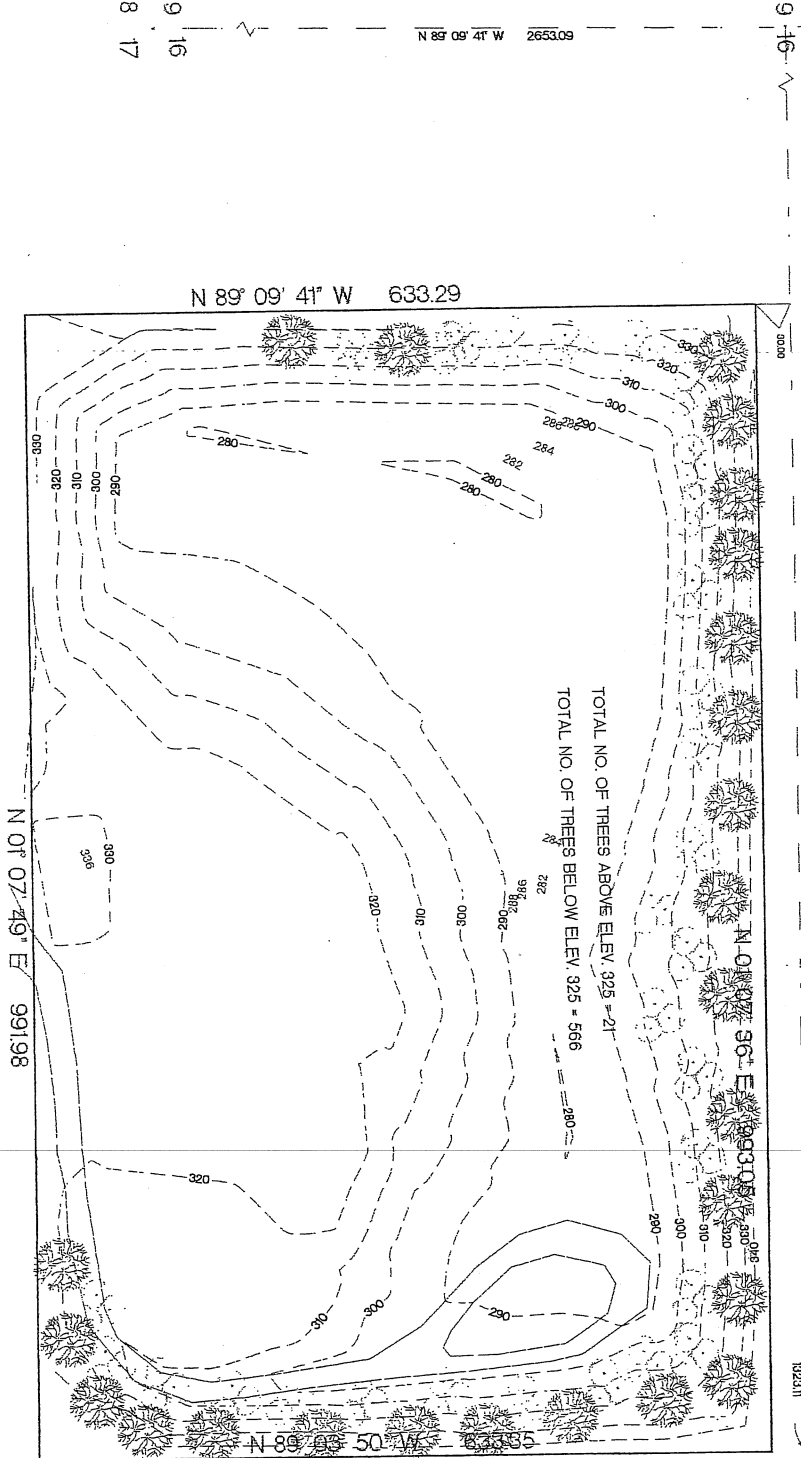
EXHIBIT 4

RECEIVED

AUG - 9 2010

City of Renton
Planning Division

ELEV./DATA - ASSUMED
THIS SURVEY IS A DIRECT COPY OF SURVEY
AS PERFORMED BY MICHAEL, OAK FOR M.A. SCALE
JUN 8, 1998
NO BOUNDARY SURVEYING WAS PERFORMED DURING THE
COURSE OF THIS UPDATED TOPOGRAPHIC SURVEY.



PROJECT NUMBER
UPPER BALCH PIT
DATE
BY
TITLE
EXISTING TREE EXHIBIT

SEGALE PROPERTIES
A LIMITED LIABILITY COMPANY
INDUSTRIAL • COMMERCIAL • AGRICULTURAL • RESIDENTIAL
PO BOX 82228 • HUNTER, WA 98028-0228
581 SEGAL DRIVE ONE "C" • TUMWAL, WA 98146-4793
TELEPHONE 206 879-7000 • FAX 206 513-4337
WWW.SEGALPROPERTIES.COM

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